

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – SEPTEMBER 21, 2005

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, September 21, 2005, at the Township Municipal Building Rte 715, Brodheadsville, Pa 18322 by Larry Smith.

Present: Chris Eckert, Dick Rodenbach, Dave Johnson, Larry Smith, Jim Connor, Dave Gordon, Matt Connell, Atty. Tim McManus, Engineer Chris McDermott and Planning Director David Albright.

Absent: No one.

The **Pledge of Allegiance** to the Flag was led by Jim Connor.

Minutes. On motion made by Matt Connell, seconded by Jim Connor it was voted to approve the minutes of the August 17, 2005 minutes, as distributed. (7-0)

Submittals. None.

Plan Review:

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. Mike Lalli was present on behalf of this plan. A brief discussion ensued. The Planning Commission recommended additional guidelines from the Supervisors on sidewalks. On motion made by Dave Johnson, seconded by Jim Connor it was voted to waive the modification conservation design section 503.d.c14. (7-0) On motion made by Dave Johnson seconded by Matt Connell it was voted to conditionally approve this plan subject to addressing Engineer McDermott's comment letter dated 9/21/05. (7-0) on motion made by Dave Johnson, seconded by Jim Connor it was voted to approve the planning module. (7-0) (Plan date 8/2003) (Received 11/10/03) (Accepted for review 11/19/03) (Tabled 12/17/03-8/17/05) (**open ended waiver signed 1/21/04**) (SEO: testing complete planning module ready for approval) (revision 8/29/05)

Ianuale A. Lewis. (Lot Line Adjustment) HMG Engineering, LTD No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan. (7-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) (Tabled 8/17/04-9/21/05) (**Open ended waiver signed 10/1/04**) (SEO: no testing required)

Kern & Yanovich (Minor Subdivision) Pensyl Creek Associates. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan. (7-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted for review 1/19/05) (Tabled 2/16/05-9/21/05) (**Open ended waiver was received 3/16/05**) (SEO: test results under review, no planning module submitted)

Paradise Estates (Preliminary Conservation Subdivision) Niclaus Engineering. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan. (7-0) (Plan date 1/4/05) (Received 1/4/05) (Accepted for review 1/19/05) (Tabled 2/16/05-9/21/05) (Revised plans 3/1/05) (**Open ended waiver was received 3/16/05**) (SEO: testing under review)

North Penn Bank (Minor Subdivision) Hanover Engineering. Jack Jolly was present and asked to table this plan tonight. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan. (7-0) (Plan date 2/24/05) (Received 4/4/05) (Accepted for review 4/20/05) (Tabled 5/18/05-9/21/05) (**Open ended waiver was received 6/16/05**) (SEO: testing complete, planning modules not required)

Dunkin Donuts/Baskin Robbins (Land Development) Kenderian-Zilinski Associates. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan. (7-0) (Plan date 5/9/05) (Received 5/9/05) (Accepted for review 5/18/05) (Table 6/15/05-9/21/05) (**Open ended waiver was received 7/28/05**) (SEO: flows have not been submitted, planning module required)

Dunkin Donuts/Baskin Robbins (Minor Subdivision) Kenderian-Zilinski Associates. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan. (7-0) (Plan date 6/7/05) (Received 6/9/05) (Accepted for review 6/15/05) (Tabled 6/15/05-9/21/05) (Revision 6/16/05) (**Open ended waiver was received 8/19/05**) (SEO: flows have not been submitted, planning module required)

Lands of Mr. & Mrs. Theodore G. & Talitha Bush (Minor Subdivision) Frank J. Smith Jr., Inc. Frank Smith were present on behalf of this plan. Everything was in order, on motion made by Dave Johnson, seconded by Chris Eckert it was voted to approve and sign this plan and to approve the planning module. (7-0) (Plan date 6/28/05) (Received 7/5/05) (**90-day review ends 10/20/05**) (Tabled 8/17/05) (SEO: testing complete, planning module ready for approval)

Whispering Woods Extension-Kneebone Project (Preliminary Major Subdivision Plan) Langan Engineering. Chris Borger was present on behalf of this plan. This is a 5-lot subdivision with 2 acre zoning behind Whispering Woods. Engineer McDermott's comment letter dated 9/21/05 was briefly reviewed. Mr. Borger asked the Planning Commission to revisit the road configuration plan, as he is having trouble with drainage the way the roads are proposed. After a lengthy discussion, the Planning Commission recommends the original road plan as recommended in the Planning Commission minutes of 3/16/05. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (7-0) (Plan date 7/5/05) (Received 7/7/05) (Tabled 8/17/05, 9/21/05) (Open ended waiver received 9/21/05) (SEO: testing complete, planning module required) (Revision 9/2/05) (**90-day review ends 10/20/05**) (**additional 60-day waiver ends 12/20/05**)

Bumbulsky, Mark & Joan (Lot Line Adjustment) Robert Beers, PLS. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Dave Gordon it

was voted to table this plan. (7-0) (Plan date 6/27/05) (Received 8/2/05) (Accepted 8/17/05) **(90-day review ends 11/17/05)** (SEO: no testing required)

Sketch Plan. None.

Business from the Planning Commission. None.

Planning Module Approval. See Above.

Plans to be Signed. None.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Matt Connell it was voted to adjourn at 9:00 p.m. (7-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary